

4 Alcott Drive, Newborough, VIC, 3825

Development Site For Sale

Friday, 16 August 2024



4 Alcott Drive, Newborough, VIC, 3825

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Development Site



Laura Gould

Looking To Build Your Next Home? Let's Chat!

Build the Lawson 28 from \$637,408!

Imagine waking to the morning chorus of birdsong, rolling out of bed and into your running gear, and stepping out into first light. Mist rolls over the lake as you join the track from the end of your street. 5kms through native bushland later, your home, showered, fed, and off to work. No rush though, it's only 10 minutes away in 'peak hour'. What a way to start the day! North Quarter offers unrivalled access to national and international quality sports and recreation facilities. Lake Narracan boasts nearly 300ha of water surface. Ideal for power boating, waterskiing, jet skiing, sail boarding and sailing. For those who'd rather stay on dry land, it is also a great place for fishing, picnics and walking.

Our fixed price house and land packages, low deposit home loans and efficient build will help make your new home affordable and achievable today! We work with Victoria's Leading Land Developers to obtain the best blocks of land, in the best locations to create the most affordable house and land packages exclusive to Homebuyers Centre customers. Pay a deposit knowing you've seen upfront, fixed pricing on your house and land.

The kitchen is the social heart of this home, opening on to light-filled living and dining areas, and an inviting outdoor entertaining space. The open-plan design includes a generous kitchen with large island bench and walk-in pantry. Offering a spacious retreat, the master bedroom features a walk-in robe and ensuite, while three additional bedrooms with built-in robes provide easy access to the main bathroom. At the front of the house, flexible living spaces include a home office and a secluded sitting room, perfect for a library or home theatre.

Your new home will come standard with quality inclusions, industry leading guarantees/warranties and brand names that you can trust:

Facade included

Fixed site costs

7 Star energy rating

Exposed aggregate driveway

Brick infills over windows

Quality floor coverings throughout

Low E double glazed windows and sliding doors

3.5kW solar PV system

Westinghouse stainless steel appliances

Choice of matt black or chrome tapware

A market leading 12 Month Maintenance period & 25 Year Structural Guarantee

As part of the ABN Group, you can rest assured we have the strength, security and resources of Australia's leading home builder behind us. Find out more today!

The Homebuyers Centre Team will be there to guide you through every step of the process, from the moment you step into a display home to the day you step through your new front door and beyond.

Proud recipients of the 2022 ProductReview.com.au Award in the Home Builders Melbourne & VIC category. This award is a testament to the commitment our team has towards delivering a phenomenal customer experience.

DISCLAIMER; *Price based on home type and floor plan shown and on builder's preferred siting. Floor plan depicts a traditional facade, modern facade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. 'Fixed' pricing means that, subject to the terms of this disclaimer and any owner requested changes, the price advertised will be the price contained in the building contract entered into and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of

subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. For more information on the pricing and specification of this home please contact a New Homes Consultant. ABN Group Victoria has permission of the owner of the land to advertise the land as part of the price specified. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. All information contained within this document is accurate at time of printing (September 2023).